

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday September 8, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, K. Rawn, B. Ryan, V. Ward
Members absent: G. Lewis, B. Pociask
Alternates present: K. Holt, S. Westa
Alternates absent: P. Aho
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:16 p.m. and appointed Alternates Holt and Westa to act in members absence.

Approval of Minutes:

a. August 3, 2015 Regular Meeting

Ryan MOVED, Hall seconded, to approve the 08-03-15 minutes as presented. MOTION PASSED with all in favor except Westa who disqualified herself.

b. August 12, 2015 Field Trip

Holt MOVED, Rawn seconded, to approve the 08-12-15 field trip minutes as present. MOTION PASSED with Holt and Rawn in favor and all others disqualified.

Zoning Agent's Report:

There were no questions or comments on the Zoning Agent's Report.

Public Hearing:

Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2

Chairman Goodwin opened the Public Hearing at 7:17 p.m. Members present were Goodwin, Chandy, Hall, Rawn, Ryan, Ward and Alternates Holt and Westa both of whom were appointed to act. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 8/25/15 and 9/2/15 and noted the following memos in addition to the applicant's submissions: a memo from Linda Painter, Director of Planning and Development, dated September 2, 2015; memos from Fran Raiola, Deputy Fire Chief/Fire Marshal dated August 26, 2015 and September 2, 2015; a memo from Sherry McGann, Sanitarian II with Eastern Highlands Health District, dated August 31, 2015; an email from Attorney Dorian Famiglietti clarifying seating capacity, number of parking spaces and the patio will not be covered, dated September 1, 2015.

Attorney Dorian Famiglietti, representing the applicant, stated that the Applicant would like to table the hearing and make a full presentation at the next meeting on September 21, 2015. She reported that the Applicant and the adjoining Condominium Association are very close to agreement and two weeks will give them sufficient time to finalize the agreement and prepare new plans.

Two members of the public, who indicated they could not be present at the 09/21/15 meeting, offered comments.

William Cook, Forest Road, would like to see some method of controlling the noise that travels to his neighborhood, suggesting maybe vegetation around the deck would act as a sound buffer.

Rick Simoniello, 202 Forest Road, expressed concern with live music on the deck and the effect it will have on area residents.

At 7:25 p.m. Holt MOVED, Ryan seconded, to continue this public hearing to the 9/21/15 meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2

Tabled pending continued public hearing on 9/21/15.

b. Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319

Attorney Samuel Schrager reviewed the changes requested in this modification.

Chandy MOVED, Ryan seconded, that the PZC authorize the Chairman and the Zoning Agent to approve the 8/18/15 site modifications of OMS Development, 1659 Storrs Road, as requested in the application submittals, because the requested modifications will not substantially alter the Commission's 9/16/13 special permit approval. This approval is conditioned upon the following:

1. An agreement satisfactory to the staff and PZC Chairman shall be filed on the land records, which formalizes the applicant's responsibility to construct a sidewalk extending northerly from the Storrs Road driveway to the site's property line;
 2. The specific planting material to be used in the landscape island on the south side of the building shall be added to the plans. The plans shall also be revised to depict the required traffic control signs relocated within said island and;
 3. The van-accessible handicapped space shall be restriped to the satisfaction of the Zoning Agent.
- MOTION PASSED UNANIMOUSLY.

c. Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)

Members discussed the September 2, 2015 memo from the Director of Planning and Development with the subject "Text and Map Changes to the Mansfield Tomorrow Plan of Conservation and Development." Members agreed with the proposed revisions and added the following additional revisions to the Future Land Use Map (Map 8.3):

- Remove lot lines from the map.
- Add the following notes to the map and reformat to list notes on a separate page if necessary:
 - *UConn Land*-Add a note that acknowledges the Town's lack of planning and zoning jurisdiction over state property and indicates that the future land use designations shown on the map represent the Town's preference for how the land should be used but are not binding on the state, including university-owned properties.
 - *Depot Campus*-Add a note that acknowledges UConn's plans for development of a sustainable village at the Depot Campus and indicates the site as a potential location for a new multi-purpose arena given its location at the intersection of two state roadways.
- *ECSU Recreation Fields*: Add an "ECSU" label to the parcel to identify it as university property.
- *Northwood Road*: Change the UConn property (Northwood Residence Halls) from Institutional to Compact Residential-Transitional and change the three single-family homes from Compact Residential to Compact Residential-Transitional.
- *Hunting Lodge Road between North Eagleville Road and Separatist Road and Separatist Road between Hunting Lodge Road and Cheney Drive*: Change properties on the east side of the road from Compact Residential to Rural Residential/Agricultural/Forestry with the exception of the Orchard Acres apartment complex property (Cheney Drive) and UConn properties at intersection of Hunting Lodge Road and North Eagleville Road.

- *East Side of Storrs Road south of Route 6:* Change from Rural Residential/Agricultural/Forestry to Mixed Use Center. This change would be consistent with the current Planned Business/Mixed Use designation in the 2006 POCD and with the existing land use of bank/office use.
- *Riverview Road.* Change Riverview Road from Compact Residential to Rural Residential/Agricultural/Forestry and overlay the Flood Zone wherever applicable.
- *Circle Drive/Overlook Drive/Clearview Drive:* Change the designation of properties on Circle Drive, Overlook Drive and Clearview Drive from Compact Residential to Rural Residential/Agricultural/Forestry.

Members also discussed the recommended addition of a new Figure 8.2 as noted in Painter's memo. This figure would be a map to illustrate the extent of UConn land holdings in Mansfield. The map should highlight UConn-owned properties, and may include recommended future land use designations (only for UConn properties) if such graphic depiction would help to highlight preferred land use.

Discussion of the Director of Planning's September 2, 2015 memo concluded and the following motion was put forward:

Chandy MOVED, Holt seconded, to adopt by Resolution, the Mansfield Tomorrow: Plan of Conservation and Development as the updated Plan of Conservation and Development for the Town of Mansfield effective October 8, 2015. This new Plan, which replaces the Town's 2006 Plan of Conservation and Development, was prepared pursuant to the provisions of C.G.S. Sec. 8-23. The adopted Plan includes information on Mansfield's history, demographics, natural and manmade resources, housing and economic conditions, infrastructure, and land use patterns. The Plan also identifies a vision for Mansfield's future and a series of sustainability principles, policy goals, strategies and actions to achieve that vision. The adopted Plan is consistent with the State of Connecticut's 2013-2018 Conservation and Development Policies Plan, the 2014-2024 Regional Plan of Conservation and Development for the Capitol Region Council of Governments and the 2010 Windham Region Land Use Plan.

December 2014 public hearing draft of the Plan was presented at a Public Hearings on May 18, 2015 and June 1, 2015. Based on the comments received as part of those hearings, the Commission identified several revisions to the Plan which are hereby incorporated into this adoption action as specified in the September 2, 2015 memo from the Director of Planning and Development with the subject "Text and Map Changes to the Mansfield Tomorrow Plan of Conservation and Development", as amended at the September 8, 2015 meeting of the Planning and Zoning Commission. These revisions consider the changes requested by the Town Council in their endorsement action of April 27, 2015.

The Commission hereby authorizes its Chair, with staff assistance, to approve final text and mapping incorporating the approved revisions to the "Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)." MOTION PASSED UNANIMOUSLY.

d. Design Review Panel Vacancy

Members spoke with Applicant Ted Wrubel and after a brief discussion about his background, Holt MOVED, Ryan seconded, to appoint Ted Wrubel to the Design Review Panel. MOTION PASSED UNANIMOUSLY.

e. Interpretation of Article 8, Section B.6.a, Lot Area Exception

After discussion, Rawn MOVED, Hall seconded, to find that the prohibition on including easement areas within the minimum required buildable area as described in Article 8, Section 6.a does not include common driveway easements when the common driveway is facilitating a cluster design or being implemented as a way to retain rural character along the main road by limiting curb-cuts. MOTION PASSED UNANIMOUSLY.

f. Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335

Tabled Pending a 9/21/15 Scheduled Public Hearing.

g. Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336

Tabled Pending a 9/21/15 Scheduled Public Hearing.

New Business:

a. Modification of Subdivision BAE/DAE, J. & C. Loukas, 46 Jonathan Lane, PZC File #1113

Westa MOVED, Holt seconded, that the Planning & Zoning Commission approve the proposed revision to the Development Area Envelope and the Building Area Envelope for Lot 8 of the Wild Rose Estates Subdivision, as described in the 8/25/15 request from J. & C. Loukas, and shown on a plan dated 8/25/15. This revision will not significantly affect neighboring properties, natural or manmade features or the overall character of the subdivision. This action shall be noticed on the land records by the applicants. MOTION PASSED with all in favor except Goodwin who was opposed.

b. Request for Extension of Special Permit, United Services, Inc., North Frontage Road, PZC File #1302

HOLT MOVED, Ryan seconded, that the PZC approve a one-year extension, until September 19, 2016, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

The Director of Planning and Development stated that the draft Zoning Regulations have been sent to HUD and it has accepted the draft and closed out the grant. This will allow the Commission to take as much time as it deems necessary to review the draft regulations and hold a public hearing. Painter anticipates having draft copies of the Zoning Regulations to the Commission by the next meeting.

Reports from Officers and Committees:

- The Chairman noted a field trip was set for 9/16/15 at 2:00 p.m.
- Susan Westa noted that she will be unable to attend the next CROG meeting.
- The Director of Planning and Development called to the Commission's attention the following items: UConn Stage 2 Water Advisory; UConn MOA distributed tonight; NextGen Fiscal Impact Study is available on line; CLEAR Advanced Training is available; the Route 275 Bridge over the Willimantic River will be closing September 21st; and an invite to the DPH Health Conference focusing on how Planning and Zoning Commissions can help promote healthy communities.

Communications and Bills:

Noted.

Adjournment:

The Chair declared the meeting adjourned at 8:46 p.m.

Respectfully submitted,

Vera S. Ward, Secretary